



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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AGENDA Wednesday, June 14, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, June 14th, 2006, Meeting @ 9:30 A.M.

Wednesday, June 21st, 2006, Meeting @ 2:00 P.M.

Board of Appeals

Thursday, June 22nd, 2006, Meeting @ 7:00 P.M.

Council of Governments

TBD

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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9:30 A.M.

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| 1. | <u>MINUTES</u> | APPROVAL |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS</u> | INFORMATIONAL |
| 4. | <u>PRELIMINARY/FINAL PLATS</u> | APPROVAL |

Hannover PUD, Lots 602A- 602C – Requesting Major Subdivision approval for a resubdivision of existing Lot 602 into three (3) lots. Located at the intersection of Ballenger Creek Pike and Mercantile Drive East. Zoned: Planned Unit Development (PUD), Frederick Planning Region. Tax Map 77/Parcel 4. File #S-810; Hansen #4051 (Michael Wilkins)

Wedgewood Business Park, Lot 21 – Requesting approval for one (1) new lot in a major subdivision. Located on the north side of Wedgewood Blvd, north of English Muffin Way. Zoned: (LI) Limited Industrial, Adamstown Planning Region. Tax Map 86/Parcel 237. File #S-903D; Hansen # 4588 (Michael Wilkins)

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| 5. | <u>AGRICULTURAL CLUSTER PLANS</u> | APPROVAL |
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McKinstry's Mill Subdivision – Requesting approval of a two (2) lot Agricultural Cluster Concept Plan. Located on the east side of McKinstry's Mill Rd, north of the intersection with MD Rt 31. Zoned: (AG) Agricultural, Walkersville Planning Region. Tax Map 52/Parcel 16. File #M-2696; Hansen #4715 (Michael Wilkins)

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ITEM	TIME	ACTION REQUESTED
6.	<u>SITE PLANS</u>	APPROVAL
<p><u>Greenview PUD – Signature Club</u> – Requesting Site Plan Approval for a 233 age restricted condominium (120 Single family detached, 94 single family attached duplex, and 19 townhouse units) development on 62.8 acres. Zoned: PUD, Located: On Mussetter Road north side of Old National Pike, 3,000 feet to the west of Boyers Mill Road, Tax Map: 79 Parcels 24 & 28, File #SP-99-26, Hansen #4916 (Mark Depo)</p> <p><u>New Market Self Storage</u> – Requesting Site Plan re-approval of 77,877 sqft. Self-storage warehouse on 16.7 acres. Zoned: GC, located North side Rt. 144, 1/8 mile east of Mussetter Road in the Urbana Planning Region. Tax Map 79 /Parcel 52 & 53. File #SP-98-36 Hansen #4418 (Stephen O’Philips)</p> <p><u>Villages of Urbana, Lot 270 Quasi Public Use Site</u> – Requesting Site Plan approval for revised site design for 8,000 sq.ft. Daycare and new approval for 5,650 sq. ft. Medical Building. on 3.75 acres. Zoned: PUD, located Southwest side of Campus Drive and Rt. 80. in the Urbana Planning Region.. Tax Map 96 /Parcel 270. File #SP-00-08 Hansen #4816 (Stephen O’Philips)</p> <p><u>Wayman A.M.E. Church</u> – Requesting Site Plan Approval for a 6,250 sq.ft. Place of Worship (Church) on 4 acres, situated at 9936 Liberty Road (Maryland Route 26). Zoned: Agriculture (AG) and Residential (R-1), Walkersville Planning Region, Tax Map 58 Parcel 298, FILE #SP-05-11 Hansen #3457 (Justin Horman)</p>		
7.	<u>TEXT AMENDMENT REQUEST – AT-06-02 – (PUBLIC HEARING)</u>	RECOMMENDATION
<p><u>Adequate Public Facilities Ordinance Text Amendment -- Board of County Commissioners (Continued)</u> –Requesting an amendment to the Adequate Public Facilities Ordinance with certain changes to the (APFO) regarding school adequacy and other related matters. (Kathy Mitchell)</p>		

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